

# ENVIRONMENTAL INFORMATION HANDBOOK



**Prepared by: Park City Municipal Corporation (PCMC)**  
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Welcome to Park City and for those of you that have been living within our great community, greetings. One of the highest priorities for the city is protecting our citizens as well as the pristine environment we all enjoy within the Wasatch Mountains. As mayor of Park City I am very proud of our reputation as being major resort destination as well as the recently gained international exposure as host to the alpine events in the 2002 Olympic Winter Games. However, long before being recognized as an Olympic venue, the city was known as one of the great American silver mining towns. As a result, during a century of active mining, the Park City mining district produced millions of ounces of silver in addition to a substantial amount of mine tailing waste. Park City has compiled this handbook as a resource that defines the programs for minimizing environmental impacts related to the historical mining district and urban growth. I might add, that for these environmental programs to be successful they need support and participation by you and other civic-minded citizens. The city has the desire to become a leader in the municipal environmental performance arena, however this goal cannot be achieved without community support. To further reinforce the city's environmental commitments the following policy objectives have been established:

- To implement and maintain an environmental programs that embrace the City's responsibilities as set forth herein and in the General Plan to protect the public health and environment;
- To comply with all environmental laws and regulations applicable to our utilities, property and public services;
- To assure that employees of the City receive training appropriate to their functions concerning the City's environmental responsibilities;

- To improve and foster communication with residents, tenants, realtors, contractors, property owners, service providers, government agencies and other participants in the City's work to promote sound environmental management practices and compliance requirements;
- To encourage employees and all other citizens to communicate with the City about ways to increase the environmental effectiveness of City's practices supporting its mission of environmental stewardship;

With these objectives in mind, the intent of this handbook is to communicate to Park City residents the environmental issues and the ordinances administered for minimizing impacts to human health and the environment. Furthermore, this handbook also provides practices that you can employ for improving our environmental quality within our watershed. As water resources become more precious, the importance of protecting our source water and controlling non-point source pollution will become more evident in order to maintain our quality of life.

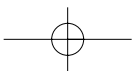
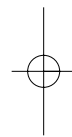
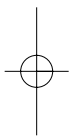
Regards,



Dana Williams  
Mayor

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## **SOILS ORDINANCE FREQUENTLY ASKED QUESTIONS**

### ***Where can Park City's Landscaping and Soil Maintenance Cover requirements be found?***

The ordinance can be downloaded at Park City's official website at **[www.parkcity2002.org](http://www.parkcity2002.org)** once there navigate to "Government" and then "Code & Policies". Specifically, the standards can be found within the Building Department's regulations in Title II Chapter 15.

### ***When was the Ordinance promulgated?***

To manage the environmental and human health risks, Park City Municipal Corporation in 1985 developed a strategy to isolate the mill tailings from human contact by installing a six-inch clean topsoil cap on all lots that reside within the soils ordinance boundary. This program entailed capping lots on vacant property within the improvement district containing no residential houses. However, the program was expanded in 1988 with the adoption of the Park City Landscaping and Cover Soil Maintenance Ordinance, which includes all properties within the original boundary (Prospector) and the Expanded Ordinance Boundary.

### ***What are the requirements of the Landscaping and Cover Soil Maintenance Ordinance?***

As you may be aware, the tailings and some soils within the ordinance area contain elevated concentrations of heavy metals, most notably lead. Because of this Park City Municipal implemented a Soils Ordinance to minimize the human health and environmental concerns associated with mine related activities.

The ordinance stipulates mandatory compliance to seal the soils of concern under a clean 6" topsoil cap and thereby prevent human contact or release of contamination to the environment. The definition of "clean topsoil" is soils with a lead concentration below 200 parts per million (ppm) lead. When importing topsoil,

a property owner should verify that the soils are below the 200-ppm threshold in order to avoid duplication in cost and effort. Also required in the standards, is maintaining a vegetation layer to prevent the cap from eroding and exposing impacted soils. As a result, the parking of vehicles on the yard to the extent that the property is void of vegetation is prohibited. Lastly, the ordinance provides recommendations for planting vegetables, flowers, shrubs and trees. The recommendations have been included within this handbook for your convenience. Specifically the clean topsoil cap language is as follows:

### **11-15- 2 MINIMUM COVERAGE WITH TOPSOIL**

*All real property within the Area must be covered and maintained with a minimum cover of six inches (6") of approved topsoil over mine tailings except where such real property is covered by asphalt, concrete or permanent structures or paving materials. Parking shall be restricted to impervious surfaces.*

#### ***How do I know if my lot has been sampled for compliance?***

All sampling records, including analytical reports are retained within Park City's Environmental Department. In addition sampling results associated with compliance sampling are entered into a database for historical record. If you would like to inquire into your property's cap compliance, contact the environmental coordinator and he can supply you with the a analytical report that reflects the lead concentrations underlying the clean top soil cap.

#### ***What is a "Certificate of Compliance and how do I get one for my lot?***

The "Certificate of Compliance" is issued by the Environmental Coordinator and validates that the property has installed a 6" cap with clean topsoil. Before the certificate is issued, the property owner contacts the Park City Building Department after installing the cap. The cap is then sampled by a state certified sampler for "total" lead concentration. There is a fee of \$100.00 to cover the

laboratory expenses. During the sampling, the depth of the cap is also examined to assure the 6" depth requirement is compliant. To reiterate, it is important that property owners use clean topsoil for the 6" cap, because if the compliance samples fail. The property owner has duplication in cost since **"clean topsoil"** will have to be reintroduced to the lot. Once the laboratory results are received back from the certified laboratory and the results are within the acceptable range a "Certificate of Compliance" is issued. The acceptable range to be eligible for the certificate is 1000 ppm for "Existing Landscaping" and 200 ppm for "New Landscaping" (total lead).

***What is the difference between "Existing Landscaping" and "New Landscaping"?***

There are no longer many lots that fit the category of "Existing Landscaping"; this landscaping category was established for properties that were capped before the ordinance. Most properties will fit into the category of "New Landscaping", with the 200-ppm lead standard (total mg/Kg) applicable. The "New Landscaping" standard is for lots landscaped after the ordinance was implemented and as a result a 6" clean topsoil cap was installed to comply with the 200-ppm lead standard.

***If a lot had previously been issued "Certificate of Compliance" and the lot is re-landscaped do I need to resample?***

Yes, any intrusion on the cap that requires recapping will need to be sampled by Park City to validate that the lot remains in compliance with the ordinance. However, a new certificate will not be issued, but the analytical report will be filed in the Environmental Department as a record on why the certificate remains valid.

***What should I do with soils that cannot be reintroduced back on to the lot?***

Soils that cannot be reintroduced on-site should be sampled for hazardous characteristics per state and federal Resource Conservation and Recovery Act (RCRA) law and disposed of



accordingly. How the ordinance works is that excavated soils within the property line can be reintroduced back on-location providing the cap is reinstalled. However, since the underlying material could be impacted by mine tailings, soils that cannot be placed back on-location will have to be sampled for heavy metal characteristics and disposed of at a permitted disposal facility that can accept the material. It is important to realize that the soils underlying your cap could be regulated; therefore, every precaution should be made when conducting activity that will generate soils.

***Does Park City have soil-sampling records of my lot?***

Yes, many of the lots have been sampled and a historical record is kept on your property. In the event you would like to review the sampling history you may contact the Environmental Coordinator and he can provide you with a report on your particular lot.

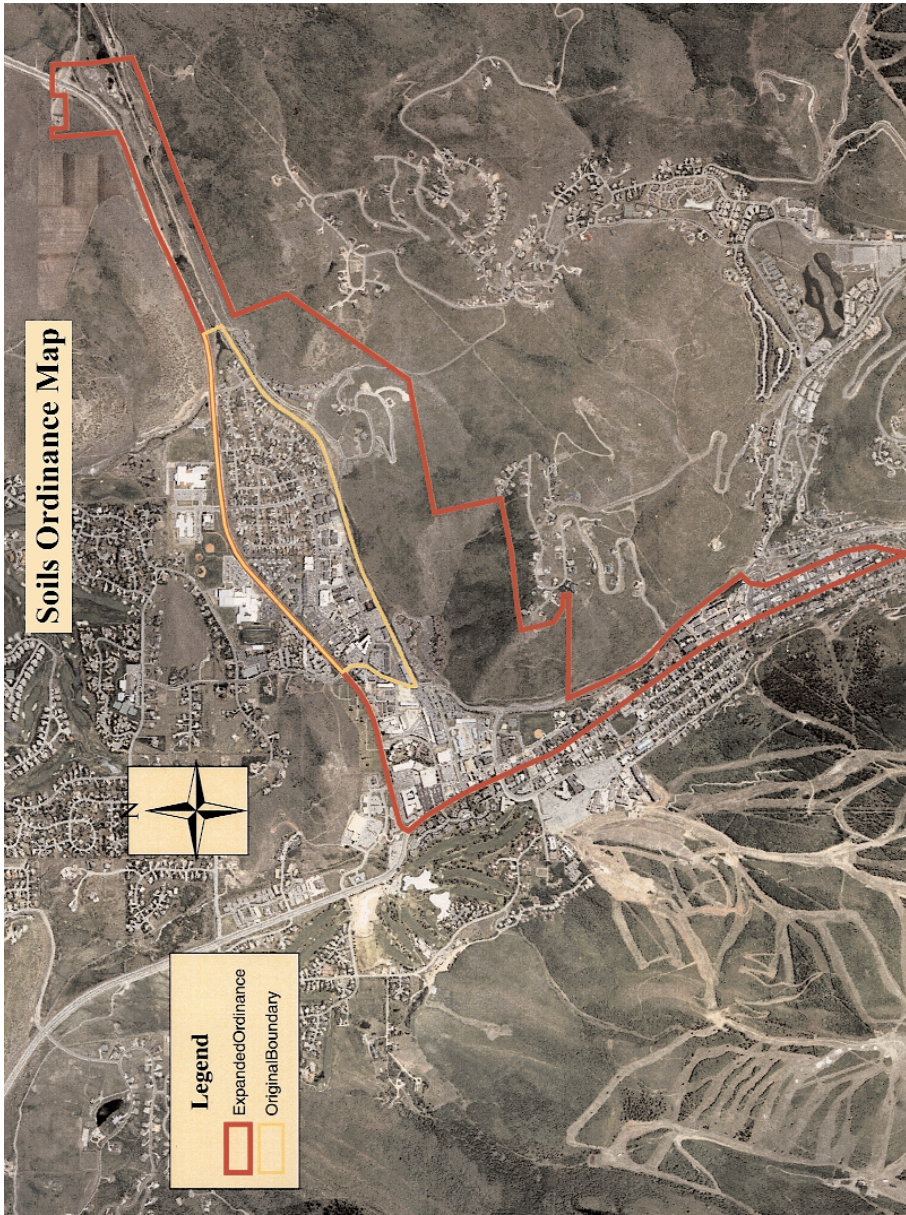
***Who is the Environmental Coordinator for Park City?***

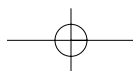
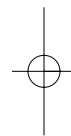
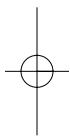
Additional information can be obtained by Jeff Schoenbacher at (435) 615-5058 or by email at [jschoenbacher@parkcity2002.com](mailto:jschoenbacher@parkcity2002.com).

***How do I gain additional information on lead exposure or choose to have my children tested for blood lead?***

The Summit County Health Department provides additional educational information in addition to providing free blood lead testing (finger prick method). The testing is done cooperatively with the Utah Department of Health and the Utah Blood Lead Registry. The following is the Park City location for the county health department:

**Sheldon D. Richins County Building**  
**Summit County Health Department**  
Kimball Junction Exit off Interstate 80  
6505 North Landmark Drive Suite #300  
Park City, Utah  
**Phone: (435) 615-3910**





## ADDRESSES WITHIN THE EXPANDED ORDINANCE AREA

Address #:	Street:	Complex Name:	Lot #:
1	Trailside Ct	Canyon Crossing Condominiums	35
3	Trailside Ct	Canyon Crossing Condominiums	36
3	Victoria Circle	Chatham Crossing Subdivision	53
5	Waterloo Circle	Chatham Crossing Subdivision	11
5	Trailside Ct	Canyon Crossing Condominiums	37
5	Victoria Circle	Chatham Crossing Subdivision	52
6	Victoria Circle	Chatham Crossing Subdivision	51
6	Victoria Circle	Chatham Crossing Subdivision	46
6	Waterloo Circle	Chatham Crossing Subdivision	12
7	Trailside Ct	Canyon Crossing Condominiums	38
9	Trailside Ct	Canyon Crossing Condominiums	39
10	Victoria Circle	Chatham Crossing Subdivision	47
10	Waterloo Circle	Chatham Crossing Subdivision	14
10	Trailside Ct	Canyon Crossing Condominiums	53
11	Trailside Ct	Canyon Crossing Condominiums	40
12	Trailside Ct	Canyon Crossing Condominiums	54
12	Waterloo Circle	Chatham Crossing Subdivision	13
13	Victoria Circle	Chatham Crossing Subdivision	50
13	Trailside Ct	Canyon Crossing Condominiums	41
14	Victoria Circle	Chatham Crossing Subdivision	48
14	Trailside Ct	Canyon Crossing Condominiums	55
15	Trailside Ct	Canyon Crossing Condominiums	42
17	Trailside Ct	Canyon Crossing Condominiums	43
18	Trailside Ct	Canyon Crossing Condominiums	56
18	Victoria Circle	Chatham Crossing Subdivision	49
19	Trailside Ct	Canyon Crossing Condominiums	44
20	Trailside Ct	Canyon Crossing Condominiums	57
21	Trailside Ct	Canyon Crossing Condominiums	45
22	Trailside Ct	Canyon Crossing Condominiums	58
23	Trailside Ct	Canyon Crossing Condominiums	46
25	Trailside Ct	Canyon Crossing Condominiums	47
26	Trailside Ct	Canyon Crossing Condominiums	59
27	Trailside Ct	Canyon Crossing Condominiums	48
28	Trailside Ct	Canyon Crossing Condominiums	60
29	Trailside Ct	Canyon Crossing Condominiums	49
30	Trailside Ct	Canyon Crossing Condominiums	61
31	Trailside Ct	Canyon Crossing Condominiums	50
33	Trailside Ct	Canyon Crossing Condominiums	51
35	Trailside Ct	Canyon Crossing Condominiums	52
104	Park Avenue		
109	Main Street		
115	Main Street		
116	Park Avenue		

Address #:	Street:	Complex Name:	Lot #:
124	Park Avenue		
125	Main Street		
133	Main Street		
136	Heber Avenue	GATEWAY CENTER	
139	Main Street		
151	Main Street		
160	Park Avenue		
199	Heber Avenue		
201	Heber Avenue	UTAH COAL & LUMBER REST INC	
205	Main Street		
206	Park Avenue #1	Jefferson House Condominiums	
220	Park Avenue #47	Treasure Mountain Inn Lodging	
221	Main Street		
227	Main Street		
250	Park Avenue #34	Treasure Mountain Inn Lodging	
250	Main Street		
255	Heber Avenue	Poison Creek Development	
255	Main Street #1	Treasure Mountain Inn Lodging	
260	Main St		
268	Main Street		
301	Main Street		
305	Main St		
306	Main Street		
309	Main Street		
310	Park Avenue		
312	Main Street		
312	Park Avenue		
316	Park Avenue		
317	Main Street		
322	Main Street		
323	Main Street		
324	Main Street		
328	Main Street	Egyptian Theater	
333	Main St	PARK CITY MAIN STREET MALL L	
C			
340	Main Street		
350	Main Street		
350.5	Main Street		
352	Main Street		
354	Main Street		
361	Main Street		
362	Main Street		
363	Main Street		
364	Main Street		
364	Main Street		

Address #:	Street:	Complex Name:	Lot #:
368	Main Street		
401	Main Street		
402	Park Avenue		
402	Main Street		
405	Main Street		
408	Main Street		
412	Main Street		
412	Park Avenue		
415	Main Street	Miners Park #1	
416	Main Street		
416	Park Avenue		
419	Main Street		
421	Main Street		
424	Main Street		
424	Park Avenue #A	Blue Church Lodge Condominiums	
425	Main Street		
427	Main Street	WOLF MOUNTAIN MAIN STREET	
LC			
430	Main Street		
436	Main Street		
438	Main Street		
440	Main Street		
442	Main Street		
443	Main Street		
444	Main Street		
447	Main Street		
449	Main Street		
450	Main Street		
450	Main Street	U.S. Post Office	
461	Main Street		
462	Main Street		
463	Main Street		
464	Main Street		
465	Main Street		
501	Main Street		
502	Park Avenue		
505	Main Street		
509	Main Street		
511	Main Street		
514	Main Street		
515	Main Street		
517	Main Street		
518	Main Street		
523	Main Street		
524	Main Street		

Address #:	Street:	Complex Name:	Lot #:
525	Main Street		
526	Park Avenue		
528	Main Street		
528	Park Avenue		
530	Main Street		
531	Main Street	LDS Outreach	
537	Main Street		
540	Main Street		
541	Main Street #410		
544	Park Avenue		
545	Main Street		
550	Main Street	Elks Club Building	
556	Main Street		
557	Swede Alley -	Trash Compactor Trash Compacter Building	
558	Swede Alley	Transit Center	
558	Main Street		
560	Main Street		
562	Main Street		
570	Main Street		
573	Main Street	Claim Jumper Hotel	
580	Main Street		
586	Main Street		
592	Main Street		
596	Main Street		
602	Park Avenue		
605	Main Street #101	Park Hotel Condominiums	
606	Park Avenue		
608	Main Street		
610	Park Avenue		
613	Park Avenue		
614	Main Street		
614	Main Street		
625	Main Street		
628	Park Avenue		
632	Main Street #1	Silver Queen Condominiums	
638	Park Avenue	KIMBALL ART CENTER	
660	Main Street		
690	Park Avenue #C-1		
692	Main Street	MCINTOSH MILL LTD	
693	Main Street #A-1		
698	Park Avenue #B-1		
702	Main Street	Aquacade	
710	Main Street	MARRIOTT OWNERSHIP RESORTS INC	
738	Main Street	MARRIOTT OWNERSHIP RESORTS INC	
751	Main Street Unit 101		



<b>Address #:</b>	<b>Street:</b>	<b>Complex Name:</b>	<b>Lot #:</b>
780	Main Street	MARRIOTT OWNERSHIP RESORTS INC	
804	Main Street	MARRIOTT OWNERSHIP RESORTS INC	
820	Park Avenue	Zions Bank	
825	Main Street	Town Lift	
838	Main Street	Town Lift	
875	Short Line Road	4	
875	Main Street #101	Town Lift Lodge	
875	Short Line Road	5	
890	Main Street Unit 5201	MARRIOTT OWNERSHIP RESORTS INC	
900	Main Street Unit 6101	MARRIOTT OWNERSHIP RESORTS INC	
900	Park Avenue	Coalition Park	
950	Park Avenue	Park Station Condominiums	
950	Iron Horse Drive	Rite Aide	
950	Park Avenue	Park Station Condominiums	
1000	Park Avenue	Town Pointe Condominiums	
1020	Iron Horse Drive	Iron Horse Park Commercial	
1030	Park Avenue		
1040	Iron Horse Drive	Iron Horse Park Commercial	
1053	Iron Horse Drive	Public Works Building	
1053	Iron Horse Drive	Public Works Building	
1053	Iron Horse Drive	Public Works Building	
1060	Iron Horse Drive	Iron Horse Park Commercial	
1060	Park Avenue		
1062	Park Avenue Box 418		
1064	Park Avenue		
1100	Iron Horse Drive	Iron Horse Park Commercial	
1102	Park Ave		
1105	Iron Horse Drive	Iron Horse Park Commercial	
1108	Park Avenue		
1114	Park Avenue		
1124	Park Avenue		
1125	Iron Horse Drive	Iron Horse Park Commercial	
1128	Park Avenue		
1140	Park Avenue		
1150	Iron Horse Drive	Iron Horse Park Commercial	
1150	Park Avenue		
1150	Deer Valley Drive	Snow Country Condominiums	
1150	Deer Valley Drive	Snow Country Condominiums	
1150	Deer Valley Drive	Snow Country Condominiums	
1154	Park Avenue		
1155	Iron Horse Drive	Iron Horse Park Commercial	
1160	Park Avenue		
1200	Iron Horse Drive	Iron Horse Park Commercial	
1205	Iron Horse Drive	Iron Horse Park Commercial	
1220	Park Avenue	PARK CITY REDEVELOPMENT AGENCY	



<b>Address #:</b>	<b>Street:</b>	<b>Complex Name:</b>	<b>Lot #:</b>
1220	Sullivan Rd	Skateboard Park	
1225	Kearns Blvd		
1240	Iron Horse Drive	Iron Horse Park Commercial	
1240	Park Avenue	PARK CITY REDEVELOPMENT AGENCY	
1244	Iron Horse Drive	Iron Horse Park Commercial	
1245	Deer Valley Dr	Frontier Bank	
1250	Iron Horse Drive	Iron Horse Park Commercial	
1251	Kearns Blvd	Anderson Lumber	
1255	Iron Horse Drive	Iron Horse Park Commercial	
1260	Park Avenue		
1265	Sullivan Road	Alpine Retreat at Park City	
1266	Park Avenue	Alpine Retreat at Park City	
1269	Sullivan Road	Alpine Retreat at Park City	
1270	Iron Horse Drive	Iron Horse Park Commercial	
1273	Sullivan Road	Alpine Retreat at Park City	
1274	Park Avenue	Alpine Retreat at Park City	
1275	Sullivan Road		
1280	Park Avenue		
1280	Iron Horse Drive	Iron Horse Park Commercial	
1283	Deer Valley Drive	US Bank	
1300	Park Avenue #1	Coalition Lodge Condominiums	
1304	Park Avenue		
1307	Sullivan Rd		
1311	Sullivan Rd		
1312	Park Ave	Cottage on the Park Condominiums	
1315	Sullivan Rd		
1316	Park Ave		
1326	Park Avenue		
1328	Park Avenue		
1351	Kearns Blvd	Emporium	
1354	Park Avenue	Miners Hospital	
1375	Woodside Avenue	Park City Mountain Resort Storage	
1378	Park Avenue #1	Park Place Condominiums	
1384	Park Avenue #1	Wasatch Condominiums	
1400	Sullivan Lane	Recreation Building	
1401	Kearns Blvd	MOUNTAIN CHAPEL CHRISTIAN FELLOWSHIP	
1406	Park Avenue		
1420	Park Ave		
1420	West Munchkin Road Storage Units		
1438	Park Avenue #1		
1450	Park Avenue		
1460	Park Avenue		
1470	Park Avenue #A	Struggler Condominiums	A-E
1486	Park Avenue #1	Silver Mine West Condominiums	1-6

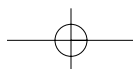
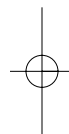
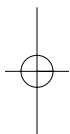
Address #:	Street:	Complex Name:	Lot #:
1488	Park Avenue		
1490	West Munchkin Road		
1492	Park Avenue	Day Spa and Salon	
1500	Park Avenue	Seven Eleven Store	
1508	Park Avenue	US West Telephone Building	
1514	Park Avenue	High Mountain Properties	
1550	Lower Iron Horse Loop Rd		
1555	Lower Iron Horse Loop Rd	Park City Transportation Services	
1575	Lower Iron Horse Loop Rd	CFN Fueling Facilities	
1600	Park Avenue	JANS LTD CORP I	
1602	Iron Horse Loop	North Horse Apartments	
1614	Iron Horse Loop	North Horse Apartments	
1626	Iron Horse Loop	North Horse Apartments	
1630	Iron Horse Loop	Fireside Condominiums	J
1630	Iron Horse Loop	Fireside Condominiums	K
1635	Bonanza Drive	Maverick Gas Station	
1640	Iron Horse Loop	Fireside Condominiums	L
1640	Iron Horse Loop	Fireside Condominiums	M
1647	Short Line Road	6	
1647	Short Line Road		
1650	Iron Horse Loop	Fireside Condominiums	H
1650	Park Avenue	VALLEY BANK & TRUST CO	2
1650	Iron Horse Loop	Fireside Condominiums	I
1660	Iron Horse Loop	Fireside Condominiums	F
1660	Iron Horse Loop	Fireside Condominiums	G
1662	Iron Horse Loop	North Horse Apartments	
1665	Bonanza Drive	Park City Medical Clinic	
1670	Iron Horse Loop	Iron Horse Condominiums	E
1674	Iron Horse Loop	North Horse Apartments	
1680	Iron Horse Loop	Iron Horse Condominiums	D
1685	Bonanza Drive	White Pine Touring	
1686	Iron Horse Loop	North Horse Apartments	
1690	Iron Horse Loop	Iron Horse Condominiums	C
1700	Park Avenue	SILVER KING LLC 3	
1700	Iron Horse Loop	Iron Horse Condominiums	B
1702	Iron Horse Loop	North Horse Apartments	
1705	Bonanza Drive	Buggy Bath Car Wash	
1710	Iron Horse Loop	Iron Horse Condominiums	A
1720	Park Avenue	Burger King	
1745	Bonanza Drive	Iron Horse Park Commercial	
1750	Woodbine Avenue	Substation	
1750	Park Avenue	Coldwell Banker Residential Brokerage	
1755	Bonanza Drive	Iron Horse Park Commercial	
1760	Park Avenue	ALBERTSONS INC	
1776	Park Ave	Holiday Village Commercial Building	

<b>Address #:</b>	<b>Street:</b>	<b>Complex Name:</b>	<b>Lot #:</b>
1780	Park Avenue	Gart Brothers Sporting Goods	
1800	Homestake Road	#365-L Homestake Condominiums	
1800	Homestake Road	#357-L Homestake Condominiums	
1800	Homestake Road	#359-L Homestake Condominiums	
1800	Homestake Road	#358-U Homestake Condominiums	
1800	Homestake Road	#356-L Homestake Condominiums	
1800	Homestake Road	#360-L Homestake Condominiums	
1800	Homestake Road	#366-L Homestake Condominiums	
1800	Homestake Road	#361-U Homestake Condominiums	
1800	Homestake Road	#364-U Homestake Condominiums	
1800	Homestake Road	#363-L Homestake Condominiums	
1800	Homestake Road	#362-L Homestake Condominiums	
1800	Homestake Road	#367-U Homestake Condominiums	
1800	Homestake Road	#354-L Homestake Condominiums	
1800	Park Ave	YARROW CORP	
1800	Homestake Road	#353-U Homestake Condominiums	
1800	Homestake Road	#348-L Homestake Condominiums	
1800	Homestake Road	#355-U Homestake Condominiums	
1800	Homestake Road	#341-U Homestake Condominiums	
1800	Homestake Road	#340-L Homestake Condominiums	
1800	Homestake Road	#343-U Homestake Condominiums	
1800	Homestake Road	#342-L Homestake Condominiums	
1800	Homestake Road	#345-U Homestake Condominiums	
1800	Homestake Road	#347-U Homestake Condominiums	
1800	Homestake Road	#352-L Homestake Condominiums	
1800	Homestake Road	#351-U Homestake Condominiums	
1800	Homestake Road	#346-L Homestake Condominiums	
1800	Homestake Road	#350-L Homestake Condominiums	
1800	Homestake Road	#349-U Homestake Condominiums	
1800	Homestake Road	#344-L Homestake Condominiums	
1825	Woodbine Way	Recycle Utah	
1830	Homestake Road	Iron Horse Park Commercial	
1830	Homestake Road	Iron Horse Park Commercial	
1830	Homestake Road	Iron Horse Park Commercial	
1830	Homestake Road	Iron Horse Park Commercial	
1830	Homestake Road	Iron Horse Park Commercial	
1830	Homestake Road	Iron Horse Park Commercial	
1900	Homestake Road	#31 Homestake Condominiums	
1900	Homestake Road	#39 Homestake Condominiums	
1900	Homestake Road	#40 Homestake Condominiums	
1900	Homestake Road	#41 Homestake Condominiums	
1900	Homestake Road	#42 Homestake Condominiums	
1900	Homestake Road	#37 Homestake Condominiums	
1900	Homestake Road	#21 Homestake Condominiums	
1900	Homestake Road	#14 Homestake Condominiums	

<b>Address #:</b>	<b>Street:</b>	<b>Complex Name:</b>	<b>Lot #:</b>
1900	Homestake Road #7	Homestake Condominiums	
1900	Homestake Road #15	Homestake Condominiums	
1900	Homestake Road #16	Homestake Condominiums	
1900	Homestake Road #17	Homestake Condominiums	
1900	Homestake Road #35	Homestake Condominiums	
1900	Homestake Road #22	Homestake Condominiums	
1900	Homestake Road #1	Homestake Condominiums	
1900	Homestake Road #18	Homestake Condominiums	
1900	Homestake Road #28	Homestake Condominiums	
1900	Homestake Road #27	Homestake Condominiums	
1900	Homestake Road #26	Homestake Condominiums	
1900	Homestake Road #25	Homestake Condominiums	
1900	Homestake Road #36	Homestake Condominiums	
1900	Homestake Road #20	Homestake Condominiums	
1900	Homestake Road #12	Homestake Condominiums	
1900	Homestake Road #23	Homestake Condominiums	
1900	Homestake Road #24	Homestake Condominiums	
1900	Homestake Road #30	Homestake Condominiums	
1900	Homestake Road #29	Homestake Condominiums	
1900	Homestake Road #8	Homestake Condominiums	
1900	Homestake Road #9	Homestake Condominiums	
1900	Homestake Road #13	Homestake Condominiums	
1900	Homestake Road #11	Homestake Condominiums	
1900	Homestake Road #19	Homestake Condominiums	
1900	Homestake Road #2	Homestake Condominiums	
1900	Homestake Road #3	Homestake Condominiums	
1900	Homestake Road #4	Homestake Condominiums	
1900	Homestake Road #5	Homestake Condominiums	
1900	Homestake Road #38	Homestake Condominiums	
1900	Homestake Road #6	Homestake Condominiums	
1900	Homestake Road #10	Homestake Condominiums	
1900	Homestake Road #33	Homestake Condominiums	
1900	Homestake Road #32	Homestake Condominiums	
1900	Homestake Road #34	Homestake Condominiums	
1945	Paddington Dr	Canyon Crosssing Condominiums	1
1947	Paddington Dr	Canyon Crosssing Condominiums	2
1949	Paddington Dr	Canyon Crosssing Condominiums	3
1950	Woodbine Way	Com Park Plaza Condominiums	
1953	Paddington Dr	Canyon Crosssing Condominiums	4
1955	Paddington Dr	Canyon Crosssing Condominiums	5
1957	Paddington Dr	Canyon Crosssing Condominiums	6
1959	Paddington Dr	Canyon Crosssing Condominiums	7
1961	Paddington Dr	Canyon Crosssing Condominiums	8
1963	Paddington Dr	Canyon Crosssing Condominiums	9
1965	Paddington Dr	Canyon Crosssing Condominiums	10

<b>Address #:</b>	<b>Street:</b>	<b>Complex Name:</b>	<b>Lot #:</b>
1967	Paddington Dr	Canyon Crossing Condominiums	11
1969	Paddington Dr	Canyon Crossing Condominiums	12
1973	Paddington Dr	Canyon Crossing Condominiums	13
1975	Paddington Dr	Canyon Crossing Condominiums	14
1977	Waterloo Circle	Chatham Crossing Subdivision	10
1979	Waterloo Circle	Chatham Crossing Subdivision	16
1981	Waterloo Circle	Chatham Crossing Subdivision	15
1984	Paddington Drive	Chatham Crossing Subdivision	33
1990	Paddington Drive	Chatham Crossing Subdivision	32
2001	Paddington Drive	Chatham Crossing Subdivision	17
2001	High Street	Canyon Crossing Condominiums	15
2002	Paddington Drive	Chatham Crossing Subdivision	30
2002	High Street	Canyon Crossing Condominiums	16
2004	High Street	Canyon Crossing Condominiums	13
2004	High Street	Canyon Crossing Condominiums	12
2005	Paddington Drive	Chatham Crossing Subdivision	35
2011	High Street	Chatham Crossing Subdivision	34
2011	Paddington Drive	Chatham Crossing Subdivision	18
2014	Paddington Drive	Chatham Crossing Subdivision	24
2015	Paddington Drive	Chatham Crossing Subdivision	19
2017	Paddington Drive	Chatham Crossing Subdivision	20
2017	High Street	Chatham Crossing Subdivision	36
2018	High Street	Chatham Crossing Subdivision	45
2020	Paddington Drive	Chatham Crossing Subdivision	23
2021	Paddington Drive	Chatham Crossing Subdivision	21
2022	Paddington Drive	Chatham Crossing Subdivision	22
2024	High Street	Chatham Crossing Subdivision	44
2024	Paddington Drive	Chatham Crossing Subdivision	9
2025	High Street	Chatham Crossing Subdivision	37
2029	Paddington Drive	Chatham Crossing Subdivision	2
2030	Paddington Drive	Chatham Crossing Subdivision	8
2030	High Street	Chatham Crossing Subdivision	43
2031	High Street	Chatham Crossing Subdivision	38
2034	High Street	Chatham Crossing Subdivision	42
2035	High Street	Chatham Crossing Subdivision	39
2036	Paddington Drive	Chatham Crossing Subdivision	7
2039	High Street	Chatham Crossing Subdivision	40
2040	High Street	Chatham Crossing Subdivision	41
2041	Paddington Drive	Chatham Crossing Subdivision	1
2042	Paddington Drive	Chatham Crossing Subdivision	6
2043	High Street	Chatham Crossing Subdivision	28
2047	High Street	Chatham Crossing Subdivision	29
2048	Paddington Drive	Chatham Crossing Subdivision	5
2048	High Street	Chatham Crossing Subdivision	27
2054	High Street	Chatham Crossing Subdivision	26

<b>Address #:</b>	<b>Street:</b>	<b>Complex Name:</b>	<b>Lot #:</b>
2054	Paddington Drive	Chatham Crossing Subdivision	4
2060	High Street	Chatham Crossing Subdivision	25
2060	Paddington Drive	Chatham Crossing Subdivision	3
2130	Euston Dr	Canyon Crossing Condominiums	34
2132	Euston Dr	Canyon Crossing Condominiums	33
2136	Euston Dr	Canyon Crossing Condominiums	32
2138	Euston Dr	Canyon Crossing Condominiums	31
2141	Paddington Drive	Chatham Crossing Subdivision	
2142	Euston Dr	Canyon Crossing Condominiums	30
2144	Euston Dr	Canyon Crossing Condominiums	29
2145	Fenchurch Dr	Canyon Crossing Condominiums	19
2146	Fenchurch Dr	Canyon Crossing Condominiums	28
2147	Fenchurch Dr	Canyon Crossing Condominiums	20
2148	Fenchurch Dr	Canyon Crossing Condominiums	27
2149	Fenchurch Dr	Canyon Crossing Condominiums	21
2151	Fenchurch Dr	Canyon Crossing Condominiums	22
2153	Fenchurch Dr	Canyon Crossing Condominiums	23
2155	Fenchurch Dr	Canyon Crossing Condominiums	24
2156	Fenchurch Dr	Canyon Crossing Condominiums	26
2157	Fenchurch Drive	Fenchurch Condominiums	17
2159	Fenchurch Drive	Fenchurch Condominiums	18
2160	Fenchurch Dr	Canyon Crossing Condominiums	25
2161	Fenchurch Drive	Fenchurch Condominiums	19
2163	Fenchurch Drive	Fenchurch Condominiums	20
2165	Fenchurch Drive	Fenchurch Condominiums	21
2167	Fenchurch Drive	Fenchurch Condominiums	22
2168	Fenchurch Drive	Fenchurch Condominiums	16
2174	Fenchurch Drive	Fenchurch Condominiums	15
2180	Fenchurch Drive	Fenchurch Condominiums	14
2183	Fenchurch Drive	Fenchurch Condominiums	23
2186	Fenchurch Drive	Fenchurch Condominiums	13
2189	Fenchurch Drive	Fenchurch Condominiums	24
2192	Fenchurch Drive	Fenchurch Condominiums	12
2195	Fenchurch Drive	Fenchurch Condominiums	25
2198	Fenchurch Drive	Fenchurch Condominiums	11
2201	Fenchurch Drive	Fenchurch Condominiums	26
2204	Fenchurch Drive	Fenchurch Condominiums	10
2210	Fenchurch Drive	Fenchurch Condominiums	9
2216	Fenchurch Drive	Fenchurch Condominiums	8
2222	Fenchurch Drive	Fenchurch Condominiums	7
2228	Fenchurch Drive	Fenchurch Condominiums	6
2234	Fenchurch Drive	Fenchurch Condominiums	5
2250	Fenchurch Drive	Fenchurch Condominiums	4
2256	Fenchurch Drive	Fenchurch Condominiums	3
2262	Fenchurch Drive	Fenchurch Condominiums	2
2268	Fenchurch Drive	Fenchurch Condominiums	1



## STREETS WITHIN SOILS ORDINANCE BOUNDARY

Monday, February 03, 2003

Report Generated By: Jeff Schoenbacher, Environmental Specialist

Phone: (435) 615-5058

### Street Name

15 TH ST  
4 TH ST  
5 TH ST  
7 TH ST  
8 TH ST  
9 TH ST  
AERIE DR  
ANNIE OAKLEY DR  
BELLE STARR COURT  
BONANZA DRIVE  
BUFFALO BILL DR  
BUTCH CASSIDY CT  
CALUMET COURT  
COCHISE COURT  
COMSTOCK DR  
COOKIE DR  
DALY AVE  
DALY AVENUE  
DEER VALLEY DR  
DOC HOLLADAY DR  
EUSTON DR  
FENCHURCH DR  
GERONIMO COURT  
GOLD DUST LANE  
HEBER AVE  
HIGH STREET  
HOMESTAKE RD  
INA AVE  
IRON HORSE DR  
IRON HORSE LOOP  
KEARNS BLVD  
KING RD

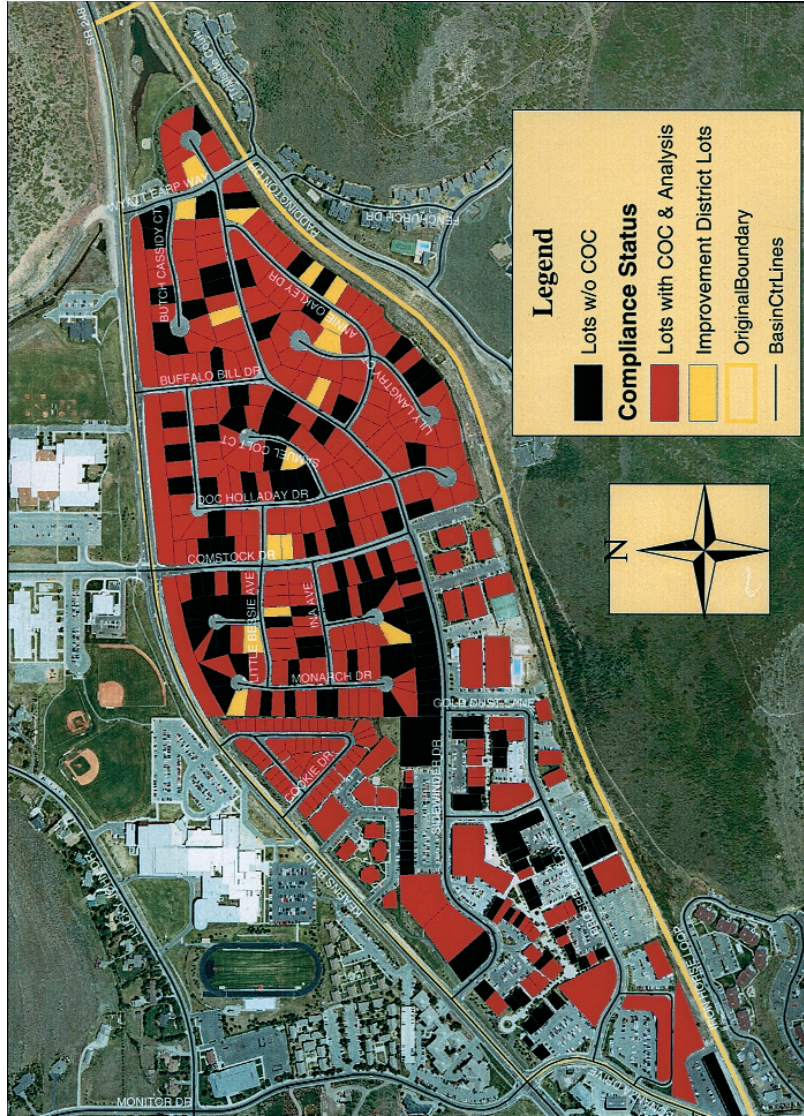


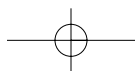
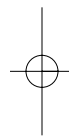
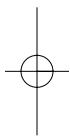
**Street Name**

LAME DOG LANE  
LILY LANGTRY CT  
LITTLE BESSIE AVE  
LITTLE BESSIE AVENUE  
MAIN ST  
MONARCH DR  
MUNCHKIN RD  
OLD TOWN TRANSIT  
PADDINGTON DR  
PARK AVE  
POISON CREEK LANE  
PROSPECTOR AVE  
RICHARDSON FLAT RD  
SAMUEL COLT CT  
SHORT LINE RD  
SIDEWINDER DR  
SNOW CREEK DR  
SR 248  
STRYKER DR  
SULLIVAN RD  
SUNRISE CT  
SWEDE ALLEY  
Trailside Court  
VICTORIA CIRCLE  
WATERLOO CIR  
WOODBINE ROAD  
WYATT EARP WAY

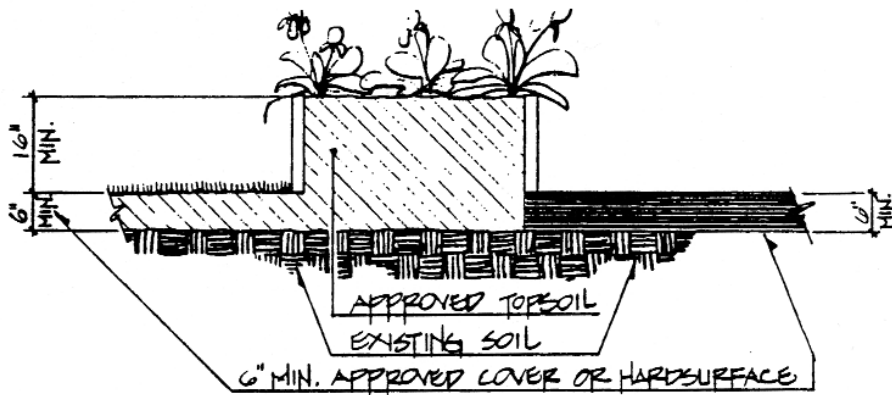
*This report also includes the streets residing in the original ordinance area within Prospector. The intent of supplying this information is to provide you with a quick reference document. Of course there will be incidences where the street goes past the ordinance boundary, so just because the street is on the list does not always mean the property is in the district. However, you can use this information as a quick reference for inquiries into properties that may be potentially regulated under the ordinance.*

## Prospector Compliance Map



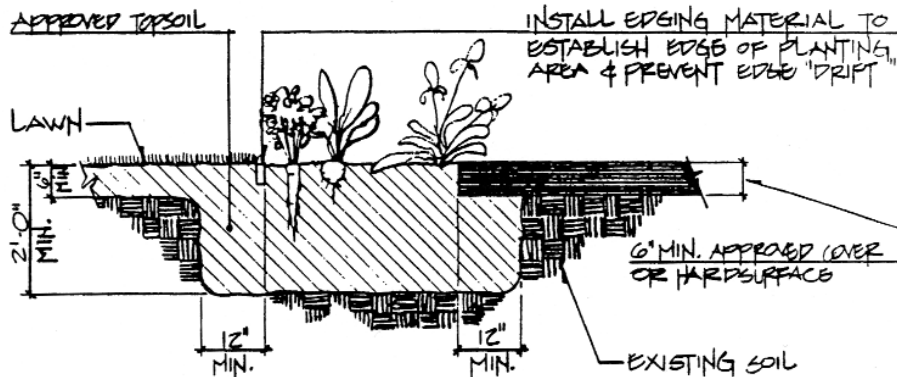


## SOILS ORDINANCE RECCOMENDED PLANT BED DIAGRAMS



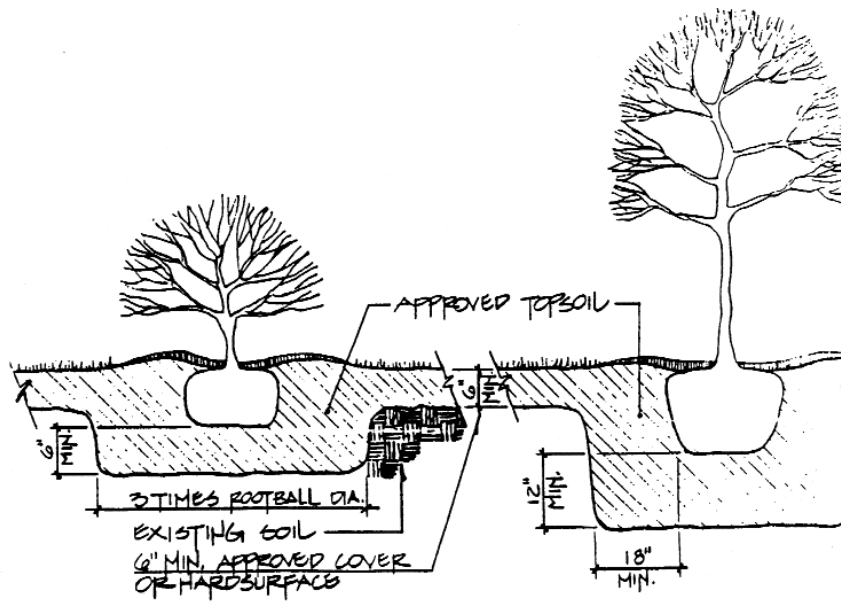
### Bed Specifications for planting at above grade.

Summary: Flowers and Vegetable planting beds above grade 16" of approved topsoil. This is soil that has been tested and is below 200 ppm lead.



### Bed Specifications for planting at grade.

Summary: Flowers and Vegetable planting beds at grade 24" of approved topsoil. This is soil that has been tested and is below 200 ppm lead.



Summary: Shrubs and Trees must have at a minimum 6" or maximum of 18" of approved topsoil around ball. This is soil that has been tested and is below 200 ppm lead.

## STORM WATER QUALITY

In effort to improve water quality within the watershed that we all use and enjoy, Park City has implemented a Storm Water Management Plan. Successful storm water management is achieved by controlling the quantity and quality of runoff from property. The overriding condition, which governs storm water runoff quantity, is the amount of hard, impervious surface located on your property (driveways, sidewalks, roofs, carports, etc.). Reduce these hard, impenetrable surface areas and you can reduce problems associated with excess storm water runoff. Storm water quality is governed by the accumulation of pollutants on the entire surface area of your property, regardless of whether it is grassed or paved.

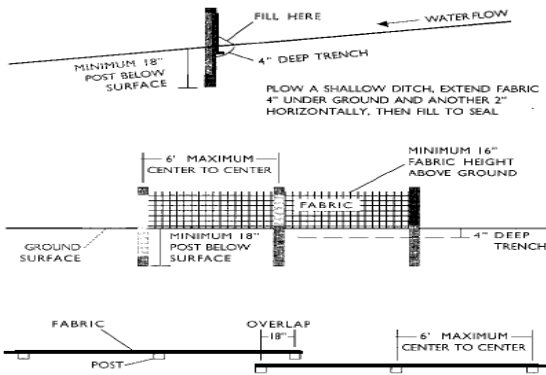
As a resident to Park City there are certain practices that you can implement to assist the city and the state of Utah in improving water quality. Park City has two streams within the city limits designated as McLeod and Silver Creek. Many residents do not realize that the majority of the storm water drainage grates within Park City, drain directly to these two streams that enter the watershed. As a result, Park City would like to make every effort to protect these waters by improving the storm water inflows that enter them. McLeod Creek is part of the East Canyon Creek Watershed, which has been identified by the Utah Department of Environmental Quality as being "impaired" due to low dissolved oxygen and excessive phosphorous. Silver Creek has also been deemed impaired due to the heavy metal concentrations

The greater your use of chemicals around the home such as fertilizers, pesticides, engine oils, deicing materials, etc., the more likely the storm water runoff from your property will be degraded. Although individually your effect on storm water quantity and quality may seem inconsequential, the cumulative impact of runoff from thousands of yards across the State has a direct impact on the watershed. Here are some residential "best management practices" you may want to consider for improving the water quality runoff from your own backyard.

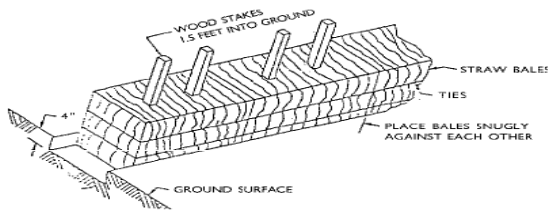
- Avoid using the storm drain to dispose of any household waste or other garden waste. Consider composting yard waste, this is a great soil amendment when done correctly.
- Do not dispose household hazardous waste improperly. Park City has a dynamic recycling facility (Recycle Utah), which is located at 1951 Woodbine Way. Most household waste can be dropped off at that facility and should you have any question about a particular waste the phone number is 435 649 9698 or email at [director@recycleutah.org](mailto:director@recycleutah.org).
- Control erosion on your property by maintaining groundcover and stabilizing erosion prone areas. Topsoil is a precious commodity here in Park City.
- Use natural alternatives to chemical fertilizers and pesticides. In the event you wish to fertilize test your soil to determine the appropriate amount.
- Conserve water by using irrigation practices such as drip irrigation, soaker hoses or micro-spray systems.
- Limit the amount of impervious surfaces in your landscape. Instead, use permeable paving surfaces such as wood decks, bricks, and concrete lattice to allow for water to soak into the ground.
- Wash gardening tools and other equipment that have accumulated soil over the yard.



## Park City Silt Screen Installation



## Park City Straw Bale Specifications

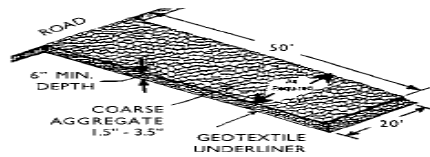


### Straw Bale Specifications (side view)

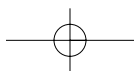
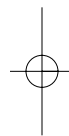
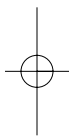
Notes:  
 --specs are for Type B fence  
 --use 22" D.O.T. approved fabric  
 --use wood or steel posts  
 --designed for flow rate of  
 25 gallons / min / ft<sup>2</sup>

## Park City Stone Pad Specifications

### STONE PAD SPECIFICATIONS







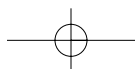
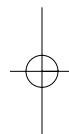
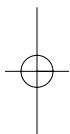
## PARK CITY CONSERVATION RESERVE PROGRAM (CRP)

In an effort to continue to improve water quality within the East Canyon Creek Watershed, Park City has enrolled the McLeod Creek stream corridor in the Federal Conservation Reserve Program (CRP). The Conservation Reserve Program (CRP) is administered by the United States Department of Agriculture and is one of the largest private-lands enhancement improvement programs in the United States. The CRP encourages owners of agriculture land to voluntarily plant permanent areas of grass and trees on land that need protection in order to control non-point source pollutants from entering a watershed. The program's intent is to establish buffer zones of vegetation that would in turn retain topsoil thereby preventing erosion. In addition, the CRP program is known for enhancing habitat for wildlife while also providing a source of food.

The city has enrolled 23 acres into the permanent CRP program and has designated the land as permanent riparian buffer zone. The enrollment area of McLeod Creek spans 180' from the stream bank outward and runs adjacent to the creek. The city has enrolled the area for 15 years and during this period of time local groups such as the Boy Scouts and Park City High School have agreed to participate in restoration efforts of this stream. This entails re-stabilizing stream banks, fencing, seeding, and planting trees along with other conservation efforts. These restoration efforts will play a very vital role in improving the water quality within the East Canyon Creek watershed.

**Park City  
CRP Areas**





## PARK CITY OPEN SPACE

Park City has been very proactive in acquiring open space within the city limits. The city recognizes that open space designations have many environmental benefits as well as improving storm water quality by reducing impervious cover, storm water pollutants, construction costs, grading, and the loss of natural areas.

As a result, Park City has purchased more than 1,440 acres of open space properties since 1990. These areas include more than three miles of riparian/stream protection zones to buffer McLeod Creek and Silver Creek from storm water runoff impacts. The open space designated areas are primarily comprised of sensitive lands, including steep slopes, wetlands, stream riparian areas, visual corridors, wildlife habitat, and agricultural lands. The procurement of open space reinforces Park City's commitment to control urban sprawl, protect aesthetic resources and improve water quality by allowing increased water infiltration. The open space program has been deemed an environmental success story and is funded from a variety of sources including a \$10 million open space bond issue. The following are the properties that represent Park City's designated "open space".

### Deer Valley Open Spaces

Numerous steep hillsides and wetland areas protected by strict zoning.

### McLeod Creek

126 acres, McPolin-Osguthorpe Farm.

### Huntsman Wetland Preserve

20 acres of riparian, stream side wetlands, riparian restoration project.

### Silver Creek

24 acres Baingo-Wortley, Prospector Park, City Park, PC Hill.

### Willow Ranch Wetlands

28 acres Peterson wetlands, 10 acres protected by plat restrictions.

## **Thaynes Canyon/Iron Canyon**

Numerous stream channels and riparian areas protected by strict zoning.

## **Coleman**

9.4 acres of steep brushy hillside in Empire Canyon.

## **Gilmor Open Space**

520 acres of upland hillsides.

## **Richards Parcel**

20 acres of grazing land.

## **Pace Farm**

218 acres of fallow pasture.

## **Round Valley**

480 acres of dry land pasture is planned to be purchased by 2002.

## **Lot 9 - Snow Creek Crossing**

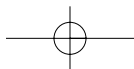
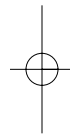
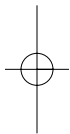
6 acres of wetland buffer.

## PARK CITY XERISCAPE PROGRAM

Park City has a well-developed water conservation program that provides educational resources to homeowners interested in xeriscaping and reducing household water use. Furthermore, the city provides financial incentives to homeowners that employ water conservation practices by installing drought-tolerant landscapes. Through Park City's Xeriscape Program a homeowner can reduce water impact fees by installing drought resistant landscaping. To promote this program a demonstration xeriscape garden has been installed at the north end of the City Park. The area allows real estate agents, developers, homeowners, and landscaping companies a visible resource to show customers the natural appearance that xeriscape can provide to a property owner. Lastly, the promotion of xeriscape to property owners yields the following benefits related to storm water quality:

- Less land disturbance will result in less erosion and sediment migrating off-site.
- Less application of herbicides, pesticides, and fertilizer results in a reduction of pollutant concentrations migrating off-site with storm water flows.
- Reduction in overall run-off volume.
- Lower water usage from the culinary system.

If you would like to learn more about the program contact Brooks Robinsin within Community Development Department at (435) 615-5065.



## PARK CITY RECYCLING PROGRAM

Park City has a well-developed recycling facility called Recycle Utah located at 1951 Woodbine Way, which can be accessed off Kearns Boulevard behind Anderson Lumber Company. This facility receives over 250 recycling citizens per day, dropping off a variety of recyclable materials as well as potentially hazardous materials.

Also, Park City, Recycle Utah, and Summit County are cooperatively developing a curbside recycling program for those citizens that wish to participate in the program. Summit County generates about twice the national average of solid waste on a daily basis (10 pounds per person versus 4.5 pounds nationally). As a result, the city would like to promote recycling as a practice for conserving our natural resources as well as saving valuable landfill space. Currently, Summit County's main landfill has an approximate life span remaining of nine years and a new facility is estimated to cost \$5-7 million dollars.

Should you wish to learn more about the center or curbside recycling you may contact them at (435) 649-9698 or email at [director@recycleutah.org](mailto:director@recycleutah.org). Lastly, you can also review their Internet site for additional information:

**[www.recycleutah.org](http://www.recycleutah.org)**

### Recycling Benefits

- Recycling Saves Natural Resources
- Recycling Conserves Landfill Space
- Recycling makes economic sense.
- Recycling provides useful products.

### Recyclable Material

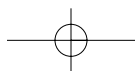
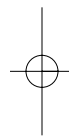
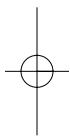
- White and pastel colored office paper.
- Newspaper, phone books, paper bags, and "anything that comes in the mail".



- Corrugated cardboard
- Paperboard
- Glass
- Aluminum cans
- Tin and steel cans.
- Plastic
- Plastic bags
- Printer/toner cartridges.
- Batteries
- Cell Phones
- Household generated mercury thermometers and thermostats.

# HOUSEHOLD WASTE OIL ACCEPTORS

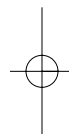
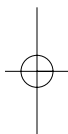
Company	Address	City	State	Phone
Larry Engle Chrysler Plymouth Jeep	2929 South Main Street	Bountiful	UT	(800) 639-5337
John Mecham Dodge Chrysler Plymouth	2700 Rasmussen Road	Park City	UT	(435) 940-9999
Mark Miller Subaru	3734 South State	SLC	UT	(435) 649-2609
Burt Brothers Tire & Service	6343 North Pace Frontage Road	Park City	UT	(435) 649-1142
Mercer Automotive	1155 Iron Horse Drive	Park City	UT	(435) 649-2886



## **PARK CITY WATER TREATMENT EFFORTS**

Water quality is currently and will be in the future a priority for the Park City Government. As a result, the city council has authorized \$462,517.00 to be directed at water treatment of the Judge Tunnel water source. The project consists of three phases of engineering projects with the final outcome being a treatment facility.

The Judge Tunnel unit provides 22% of the city's culinary water source and due to the presence of metals in this water source the city's new treatment facility will eliminate these constituents. Furthermore, the city has also reinforced this commitment of improving water quality by finalizing details of a \$9 million bond that will exist specifically for water projects. As a result of having these funds, water quality program can be supported for the next three to four years. This strategy not only includes building the Judge Tunnel Treatment facility, but also encompasses upgrading the existing treatment plant at the Spiro Tunnel with new pumps and installing a 2 million-gallon reservoir for culinary water.



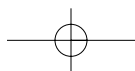
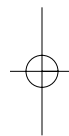
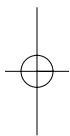
## PARK CITY DRINKING WATER INFORMATION

Park City drinking water is serviced by 16 water storage reservoirs with a maximum capacity of 10.6 million gallons of water. Drinking water sources comes from 3 deep wells, 1 spring, 1 pipeline, and 2 tunnels. The city maintains this water distribution system that is one of the most complex in the United States with 34 separate pressure zones and 45 pressure-reducing stations. The distribution of the water is conveyed through 95 miles of water pipeline that is maintained by the city. Furthermore, the city's system pumps water to households over an elevation range greater than 1/3 of a mile.

Over 70% of the total summer water consumption is used for irrigation. With water resources becoming increasingly limited the city views water conservation efforts as very important. The following are some water conservation suggestions:

- Do not mow lawn shorter than two inches and water very early in the morning or after sunset.
- Purchase reduced flow showerheads or adjust your current showerhead to fine spray and take shorter showers.
- Purchase a low-flow device to reduce the amount of water used when flushing a toilet. And do not use the toilet for flushing solid waste that can easily be disposed of in the trash.
- Repair leaking faucets, showers, and toilets promptly.
- Turn off water when brushing teeth.

To reinforce Park City's commitment to water conservation the city has an ordinance that restricts outside watering to every other day from May 1st to September 30th. Outside watering for even number street addresses is limited to even number days of the month and outside watering is prohibited between 10 am and 7 pm. Consider the very 3rd day watering option the most practical.



## CONTACTS AND REFERENCES

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### Issues

Storm Water Mngt.  
Soils Ordinance  
Conservation  
Reserve Program  
Ordinance  
Enforcement  
Data Management  
and Sampling

Drinking Water

Xeriscape Program

Soils Ordinance



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**Issues**

Soils Ordinance

Watershed

Blood Testing

Storm Water

Management

Watershed

Storm Water

Management

Watershed

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Bonneville Team

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Coalville, Utah 84017

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## **Issues**

Recycling

House Hold

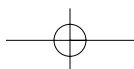
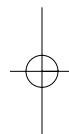
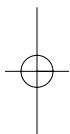
Hazardous Waste

Conservation

Reserve Program

Landfill

Recycling

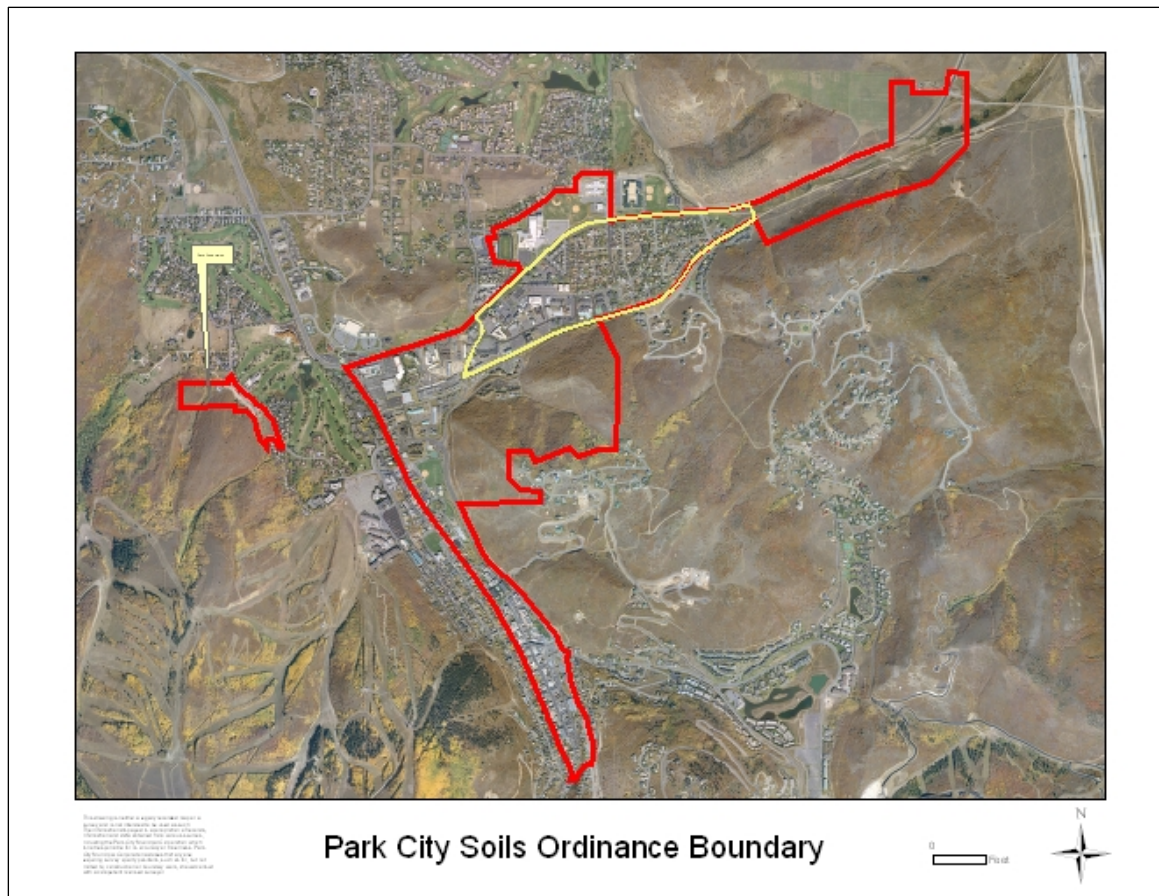


## CHAPTER 15 - PARK CITY LANDSCAPING AND MAINTENANCE OF SOIL COVER

### 11-15- 1. AREA.

This Chapter shall be in full force and effect only in that area of Park City, Utah, which is depicted in the map below and accompanied legal description, hereinafter referred to as the Soils Ordinance Boundary.

*(Amended by Ord. No. 03-50)*



MAP OF AREA SUBJECT TO LANDSCAPING AND TOPSOIL REQUIREMENTS (ORIGINAL MAP AMENDED BY THIS ORDINANCE ON FILE IN THE CITY RECORDER'S OFFICE) and as described as follows:

Beginning at the West 1/4 Corner of Section 10, Township 2 South, Range 4 East, Salt Lake Base & Meridian; running thence east along the center section line to the center of Section 10, T2S, R4E; thence north along the center section line to a point on the easterly Park City limit line, said point being South 00°04'16" West 564.84 feet from the north 1/4 corner of Section 10, T2S, R4E; thence along the easterly Park City limit line for the

following thirteen (13) courses: North 60°11'00" East 508.36'; thence North 62°56' East 1500.00'; thence North 41°00' West 30.60 feet; thence North 75°55' East 1431.27'; thence North 78°12'40" East 44.69 feet; thence North 53°45'47" East 917.79 feet; thence South 89°18'31" East 47.22 feet; thence North 00°01'06" East 1324.11 feet; thence North 89°49'09" West 195.80 feet; thence South 22°00'47" West 432.52'; thence South 89°40'28" West 829.07 feet; thence North 00°09'00" West 199.12 feet; thence West 154.34 feet to a point on the west line of Section 2, T2S, R4E; thence south on the section line to the southerly right-of-way line of State Route 248; thence westerly along said southerly right-of-way line to the easterly right-of-way line of State Route 224, also known as Park Avenue; thence southerly along the easterly line of Park Avenue to the west line of Main Street; thence southerly along the westerly line of Main Street to the northerly line of Hillside Avenue; thence easterly along the northerly line of Hillside Avenue to the westerly line of Marsac Avenue, also known as State Route 224; thence northerly along the westerly line of Marsac Avenue to the westerly line of Deer Valley Drive; thence northerly along the westerly line of Deer Valley Drive, also known as State Route 224, to the southerly line of Section 9, T2S, R4E; thence easterly to the west line of Section 10, T2S, R4E; thence northerly to the point of beginning.

**Together with the following additional parcels:**

**Spiro Annexation Area Legal Description:**

A parcel of land located in Summit County, Utah, situated in the southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point that is South 396.80 feet and West 1705.14 feet from the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being a 5/8" rebar on the westerly right-of-way line of Three Kings Drive, as described on the Arsenic Hall Annexation Plat, recorded no. 345954 in the office of the Summit County Recorder, said point also being on a curve to the left having a radius of 625.00 feet of which the radius point bears North 71°08'49" East; and running thence southeasterly along said right-of-way line the following three (3) courses: (1) southeasterly along the arc of said curve 352.91 feet through a central angle of 32°21'09"; thence (2) South 51°12'20" east 141.13 feet to a point on a curve to the right having a radius of 290.00 feet, of which the radius point bears South 38°47'40" West; thence (3) along the arc of said curve 70.86 feet through a central angle of 14°00'00"; thence along the southwesterly right-of-way line of Three Kings Drive and along the arc of a 680.00 foot radius curve to the left, of which the chord bears South 47°16'17" East 235.91 feet; thence along the westerly boundary of the Dedication Plat of Three Kings Drive and Crescent Road, recorded no. 116010 in the office of the Summit County Recorder, the following eight (8) courses: (1) South 57°12'20" east 39.07 feet to a point on a curve to the right having a radius of 495.00 feet, of which the radius point bears South 32°47'40" West; thence (2) along the arc of said curve 324.24 feet through a central angle of 37°31'50"; thence (3) South 19°40'30" East 385.45 feet to a point on a curve to the left having a radius of 439.15 feet, of which the radius point bears North

70°19'30" East; thence (4) along the arc of said curve 112.97 feet through a central angle of 14°44'21" to a point of reverse curve to the right having a radius of 15.00 feet, of which the radius point bears South 55°35'09" West; thence (5) southerly along the arc of said curve 22.24 feet through a central angle of 84° 57'02" to a point of compound curve to the right having a radius of 54.94 feet, of which the radius point bears North 39°27'49" West; thence (6) westerly along the arc of said curve 115.99 feet through a central angle of 120°57'49"; thence (7) North 08°30'00" West 31.49 feet to a point on a curve to the left having a radius of 105.00 feet, of which the radius point bears South 81°30'00" West; thence (8) along the arc of said curve 378.43 feet through a central angle of 206°30'00" to a point on the easterly line of Park Properties, Inc. parcel, Entry no. 129128, Book M73, page 31, in the office of the Summit County Recorder; thence along the easterly boundary of said parcel the following five (5) courses: (1) North 42°30'00" West 220.00 feet; thence (2) North 11°00'00" West 235.00 feet; thence (3) North 21°32'29" West 149.57 feet (deed North 21°30'00" West 150.00 feet) to a 5/8" rebar; thence (4) North 42°30'49" West 195.18 feet (deed North 42°30'00" West 195.29 feet) to a 5/8" rebar; thence (5) North 89°57'46" West 225.95 feet (deed West 224.19 feet) to a 5/8" rebar; thence along a boundary of Park Properties, Inc. parcel, Entry no. 324886, Book 565, Page 717, in the office of the Summit County Recorder the following three (3) courses: (1) North 02°45'19" East 99.92 feet (deed North 100.20 feet) to a 5/8" rebar; thence (2) North 89°51'20" West 496.04 feet to a 5/8" rebar; thence (3) North 89°35'52" West 481.94 feet (deed North 89°45'00" West 992.17 feet for courses (2) and (3) to a point on the west line of the southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Basin and Meridian; thence along said quarter section line North 00°15'24" West 407.62 feet to a point on the Bernolfo Family Limited Partnership parcel, Entry no. 470116, Book 1017, Page 262, in the office of the Summit County Recorder, thence North 89°59'54" East 482.91 feet (deed East 493.92 feet) to a point on the Vince D. Donile parcel, Entry no. 423999, Book 865, Page 287, in the office of the Summit County Recorder, said point being a 5/8" rebar and cap; thence along said parcel the following five (5) courses: (1) South 89°59'49" East 358.30 feet (deed East 358.35 feet) to a point on a non tangent curve to the right having a radius of 110.00 feet, of which the radius point bears South 88°41'47" East (deed South 88°44'18" East); thence (2) northerly along the arc of said curve 24.32 feet (deed 24.14 feet) through a central angle of 12°39'58" to a 5/8" rebar cap; thence (3) North 13°46'17" East 49.98 feet (deed North 13°50'00" East 50.00 feet) to a 5/8" rebar and cap on a curve to the right having a radius of 60.00 feet (chord bears North 27°16'47" East 28.00 feet); thence (4) northeasterly along the arc of said curve 28.26 feet (deed 28.27 feet) through a central angle of 26°59'09" to a 5/8" rebar and cap; thence (5) North 40°46'38" East 83.23 feet (deed North 40°50'00" East 83.24 feet) to the point of beginning.

The basis for bearing for the above description is South 00°16'20" West 2627.35 feet between the Northeast corner of Section 8, and the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base & Meridian. TAX SERIAL NOS. PP-25-A AND PCA-1002-C-1

To be combined with a parcel of land located in Summit County, Utah, situated in the southeast quarter of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point that is West 1727.82 feet and South 310.72 feet from the East quarter corner of Section 8, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point being on the westerly right-of-way of Three Kings Drive and running thence West 417.99 feet; thence South 246.59 feet; thence East 358.35 feet to a point on a curve to the right, the radius point of which bears South 88°44'18" east 110.00 feet; thence northeasterly along the arc of said curve 24.14 feet to the point of tangency; thence North 13°50'00" East 50.00 feet to the point of a 60.00 foot radius curve to the right; thence northeasterly along the arc of said curve 28.27 feet to the point of tangency; thence North 40°50'00" East 83.24 feet to a point on the westerly right-of-way of Three Kings Drive, said point being on a curve to the right, the radius point of which bears North 71°07'38" East 625 feet; thence northwesterly along the arc of said curve and along the right-of-way 89.33 feet to the point of beginning. TAX SERIAL NOS. PCA-1002-F

Also including the Park City High School and Elementary School properties identified as Tax Serial Numbers (PCA-2-2300-X, PCA-2-2300-A-1-X, PCA-2-2101-6-A-X, PCA-2-2101-6-X).

EXCEPTING THEREFROM all lots and parcels platted as Chatham Crossing Subdivision, Hearthstone Subdivision, Aerie Subdivision and Aerie Subdivision Phase 2, according to the official plats thereof recorded in the office of the Summit County Recorder.

*(Amended by Ord. No. 03-50)*

**11-15- 2. MINIMUM COVERAGE WITH TOPSOIL OR OTHER ACCEPTABLE MEDIA.**

- (A) All real property within the Soils Ordinance Boundary must be covered and maintained with a minimum cover of six inches (6") of approved topsoil and acceptable cover described in Section 11-15-3 over soils exceeding the lead levels specified in Section 11-15-7, except where such real property is covered by asphalt, concrete, permanent structures or paving materials.
- (B) As used in this Chapter, "approved topsoil" is soil that does not exceed 200 mg/Kg (total) lead representatively sampled and analyzed under method SW-846 6010.
- (C) Parking of vehicles or recreational equipment shall be contained on impervious surfaces and not areas that have been capped with acceptable media.

*(Amended by Ord. No. 03-50)*

### **11-15- 3.      ACCEPTABLE COVER.**

- (A) All areas within the Soils Ordinance Boundary where real property is covered with six inches (6") or more of "approved topsoil" defined in Section 11-15-2 (B) must be vegetated with grass or other suitable vegetation to prevent erosion of the 6" topsoil layer as determined by the Building Department.
- (B) Owners that practice xeriscape are allowed to employ a weed barrier fabric if the property is covered with six inches (6") of rock or bark and maintained to prevent soil break through.
- (C) As used in this Chapter, "soil break through" is defined as soil migrating through the fabric and cover in a manner that exposes the public and shall be deemed in violation of this Chapter.
- (D) As used in this Chapter, "xeriscape" is defined as a landscaping practice that uses plants that grow successfully in arid climates and a landscaping design intended to conserve City water resources.

*(Amended by Ord. No. 03-50)*

### **11-15- 4.      ADDITIONAL LANDSCAPING REQUIREMENTS.**

In addition to the minimum coverage of topsoil requirements set forth in Section 11-15-2 and the vegetation requirements set forth in Section 11-15-3, the following additional requirements shall apply:

- (A) **FLOWER OR VEGETABLE PLANTING BED AT GRADE.** All flower or vegetable planting beds at grade shall be clearly defined with edging material to prevent edge drift and shall have a minimum depth of twenty-four inches (24") of approved topsoil so that tailings are not mixed with the soil through normal tilling procedures. Such topsoil shall extend twelve inches (12") beyond the edge of the flower or vegetable planting bed.
- (B) **FLOWER OR VEGETABLE PLANTING BED ABOVE GRADE.** All flower or vegetable planting beds above grade shall extend a minimum of sixteen inches (16") above the grade of the six inches (6") of approved topsoil cover and shall contain only approved topsoil.
- (C) **SHRUBS AND TREES.** All shrubs planted after the passage of this Chapter shall be surrounded by approved topsoil for an area, which is three times bigger than the rootball and extends six inches (6") below the lowest root of the shrub at planting. All trees planted after the passage of this Chapter shall have a minimum of eighteen inches (18") of approved topsoil around the rootball with a minimum of twelve inches (12") of approved topsoil below the lowest root of the tree.

*(Amended by Ord. No. 03-50)*



#### **11-15- 5. DISPOSAL OR REMOVAL OF AREA SOIL.**

- (A) Following any work causing the disturbance of soils within the Soils Ordinance Boundary, such as digging, landscaping, and tilling soils, all disturbed soils must be collected and reintroduced onsite by either onsite soil capping specified in Section 11-15-2 or off-site disposal as required by this Chapter and/or State and/or Federal law.
- (B) All soil generated from the Soils Ordinance Boundary that cannot be reintroduced within the Soils Ordinance Boundary and are destined for off-site disposal must be sampled and characterized with representative sampling and tested at a State Certified Laboratory.
- (C) Soils exhibiting a hazardous characteristic exceeding the following Toxic Characteristic Leaching Procedure (TCLP) standards, must be managed as a hazardous waste and disposed of within a Utah Department of Environmental Quality permitted facility:

Arsenic – 5.0 mg/L (TCLP) Method 6010 B

Lead – 5.0 mg/L (TCLP) Method 6010 B

- (D) Soils not failing the TCLP standards may be disposed within a non-hazardous landfill facility providing a “Disposal Acceptance Letter” to the Building Department is issued by the disposal facility.
- (E) No soils generated within the Soils Ordinance Boundary are allowed to be exported for use as fill outside the Soils Ordinance Boundary.
- (F) Reuse of generated soils within the Soils Ordinance Boundary is acceptable provided the receiving property is covered with six inches (6”) of clean topsoil or covered with an acceptable media, i.e. vegetation, bark, rock, as required by this Chapter.
- (G) Soils that are relocated within the Soils Ordinance Boundary must be pre-approved by the Building Department before being relocated and reused.

*(Amended by Ord. No. 03-50)*

#### **11-15- 6. DUST CONTROL.**

Contractor or owner is responsible for controlling dust during the time between beginning of construction activity and the establishment of plant growth sufficient to control the emissions of dust from any site. Due care shall be taken by the contractor or owner, to protect workmen while working within the site from any exposure to dust emissions during construction activity by providing suitable breathing apparatus or other appropriate control.

#### **11-15- 7. CERTIFICATE OF COMPLIANCE.**

- (A) Upon application by the owner of record or agent to the Park City Building Department and payment of the fee established by the department, the Park City Building Department shall inspect the applicant's property for compliance with this Chapter. When the property inspected complies with this Chapter, a Certificate of Compliance shall be issued to the owner by the Park City Building Department.
- (B) Verifying soil cap depth and representative samples results that are equal to or below the following standards will result in full compliance and eligibility for the certificate:

Occupied Property – Lead 200 mg/Kg (Total) Method SW-846 6010

Vacant Property – Lead 1000 mg/Kg (Total) Method SW-846 6010

*(Amended by Ord. No. 03-50)*

#### **11-15- 8. TRANSIT CENTER DISTURBANCE**

All construction activity, utility modification, and landscaping that results in the breach of the installed protective cap or the generation of soils must be conducted in accordance to the implemented Site Management Plan, which is retained within the Building Department.

*(Amended by Ord. No. 02-32; 03-50)*

#### **11-15- 9. PROPERTY WITH KNOWN NON-COMPLIANT LEVELS OF LEAD**

- (A) Property exceeding the lead levels defined in Section 11-15-7 that have been representatively sampled and have not been capped per Section 11-15-2 are required to comply with this Chapter by December 31, 2004.
- (B) Non-compliant lots exceeding the criteria within Section 11-15-7 will be sent two (2) warning notices in an effort to correct the non-compliance issue.

*(Amended by Ord. No. 03-50)*

#### **11-15- 10. WELLS.**

All wells for culinary irrigation or stock watering use are prohibited in the Area (Soils Ordinance Boundary).

#### **11-15- 11. NON-SAMPLED AND UNCHARACTERIZED LOTS.**

- (A) Lots that have not been characterized through representative sampling and are

within the original Soils Ordinance Boundary are required to be sampled by the year 2006.

- (B) After the property has been sampled, lots exceeding the lead levels within Section 11-15-7 are required to comply with this Chapter within a 12-month period.

**11-15- 12. FAILURE TO COMPLY WITH CHAPTER.**

Any person failing to landscape, maintain landscaping, control dust or dispose of tailings as required by this Chapter and/or comply with the provisions of this Chapter, shall be guilty of a Class B misdemeanor. Any person failing to comply with the provisions of this Chapter may be found to have caused a public nuisance as determined by the City Council of Park City, and appropriate legal action may be taken against that person.

*(Amended by Ord. No. 03-50)*